

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Williamsport

State: PA

PJ's Total HOME Allocation Received: \$6,013,196

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State:	29			
% of Funds Committed	98.13 %	93.68 %	8	91.92 %	91		94
% of Funds Disbursed	82.69 %	87.26 %	25	82.65 %	38		38
Leveraging Ratio for Rental Activities	5.74	4.74	1	4.67	100		100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.70 %	1	81.09 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	94.15 %	70.97 %	2	68.72 %	90		92
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	88.00 %	82.23 %	12	79.93 %	58		64
% of 0-30% AMI Renters to All Renters***	24.00 %	37.71 %	23	44.94 %	21		17
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.47 %	1	94.87 %	100		100
Overall Ranking:			In State:	4 / 29	Nationally:	78	80
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$28,050	\$19,492		\$25,717	25 Units		10.90 %
Homebuyer Unit	\$28,445	\$15,617		\$14,669	90 Units		39.10 %
Homeowner-Rehab Unit	\$13,624	\$15,974		\$20,391	115 Units		50.00 %
TBRA Unit	\$0	\$5,749		\$3,201	0 Units		0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Williamsport PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$81,485	\$96,341	\$13,719
State:*	\$96,152	\$37,565	\$16,075
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.84

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	80.0	85.6	85.2	0.0	Single/Non-Elderly:	0.0	21.1	19.1	0.0
Black/African American:	20.0	13.3	13.0	0.0	Elderly:	76.0	5.6	36.5	0.0
Asian:	0.0	0.0	0.9	0.0	Related/Single Parent:	16.0	28.9	19.1	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	4.0	30.0	16.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	4.0	14.4	8.7	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.9	0.0					
ETHNICITY:									
Hispanic	0.0	1.1	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	72.0	23.3	41.7	0.0	Section 8:	8.0	0.0 [#]		
2 Persons:	4.0	25.6	30.4	0.0	HOME TBRA:	0.0			
3 Persons:	16.0	17.8	11.3	0.0	Other:	0.0			
4 Persons:	4.0	18.9	7.0	0.0	No Assistance:	92.0			
5 Persons:	4.0	13.3	5.2	0.0					
6 Persons:	0.0	1.1	1.7	0.0					
7 Persons:	0.0	0.0	2.6	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				10

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Williamsport

State: PA

Group Rank: 78
(Percentile)

State Rank: 4 / 29 PJs

Overall Rank: 80
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	94.15	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.91	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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